

**BONITA CANYON
PLANNED COMMUNITY DEVELOPMENT PLAN**

PC-50

On June 11, 1996 the City of Irvine approved Zone Change 18903-ZC and a Final Impact Report for the area known as Planning Area 26. The project was approved as an overall development concept, which provided for the resolution of major issues associated with development of the site and established subsequent discretionary review procedures.

The zoning for Planning Area 26 was approved to provide sufficient flexibility to allow a maximum of 2,800 residential units with a wide variety of housing types (up to 31 dwelling units per acre), commercial facilities (55,000 square feet) and associated institutional uses and passive and active open space.

Since Zone Change approval, the City of Irvine has approved the following entitlements for the property:

- ☐ Tentative Tract Map No. 15317 (December 5, 1996)
- ☐ Final Map No. 15317 (June 25, 1997)

- ☐ Mass Grading Plans (February 21, 1997 with revisions)
- ☐ Street Improvement Plans (Streets "A" and "B") (April 8, 1997)
- ☐ Mac Arthur Boulevard Street Widening (September 15, 1997)

- ☐ Master Park Plan Approval (December 5, 1996)
- ☐ 2.5 acre Private Park Development Plan (August 6, 1997)

- ☐ Tentative Tract Map No. 15409 for 116 detached units (June 5, 1997)
- ☐ Tentative Tract Map No. 15479 for 103 detached units (September 18, 1997)

Currently, the property owner and the City of Newport Beach are discussing the process and terms and conditions of a de-annexation of the property from the City of Irvine to the City of Newport Beach. Along with the Annexation and Development Agreement to establish land use regulations and commitments to accomplish annexation of the property, the Planned Community Development Plan will be processed concurrently with amendments to include the property within the Newport Beach General Plan and to prezone the property to the Planned Community (PC) District.

Planning Area 26 will be known as the Bonita Canyon Planned Community in the City of Newport Beach (PC-50). The Planned Community encompasses 342 gross acres and is bounded by the San Joaquin Hills Transportation Corridor on the north, MacArthur Boulevard to the southwest, and Ford Road to the southeast. The proposed project includes 1,521 residential units on 190 acres, an 18.2-acre commercial site (55,000 square feet of buildings), a church site (18.3-acres total), and 115 acres of active and passive open space.

These land uses are distributed among seven (7) Sub-Areas in the Planned Community Development Plan. Each Sub-Area has its own set of permitted uses and development standards. The Planned Community format outlined per Chapter 20.35, Newport Beach Municipal Code has been utilized to reflect the development standards approved by the City of Irvine for existing and future projects. The City of Irvine standards have been integrated into the Annexation and Development Agreement that provides the basis for including this property within the City of Newport Beach.

Residential Sub-Areas 1, 2, 3, and 4

A maximum of 1,521 dwelling units are permitted on 190 acres of residentially-designated land. The Planned Community Development Plan allows for a wide range of residential uses (apartments to single-family detached). The master pads for future residential development have been mass graded, and several merchant builders have obtained approvals from the City of Irvine. Additional builders will develop available sites in accordance with the Planned Community Development Plan. A 2.5 acre private park in Sub-Area 3 was approved by the City of Irvine. Sub-Area 4 includes a reserved public school or open space site. Sub-Area 2 is reserved for open space.

Commercial Sub-Area 5

The northwestern portion of the site (adjacent to MacArthur Boulevard and the San Joaquin Hills Transportation Corridor) will provide for future community commercial uses with an orientation toward major thoroughfares. A total of 55,000 square feet of commercial space will be available, with design issues determined through the site plan review process.

Open Space/Recreation Sub-Area 6

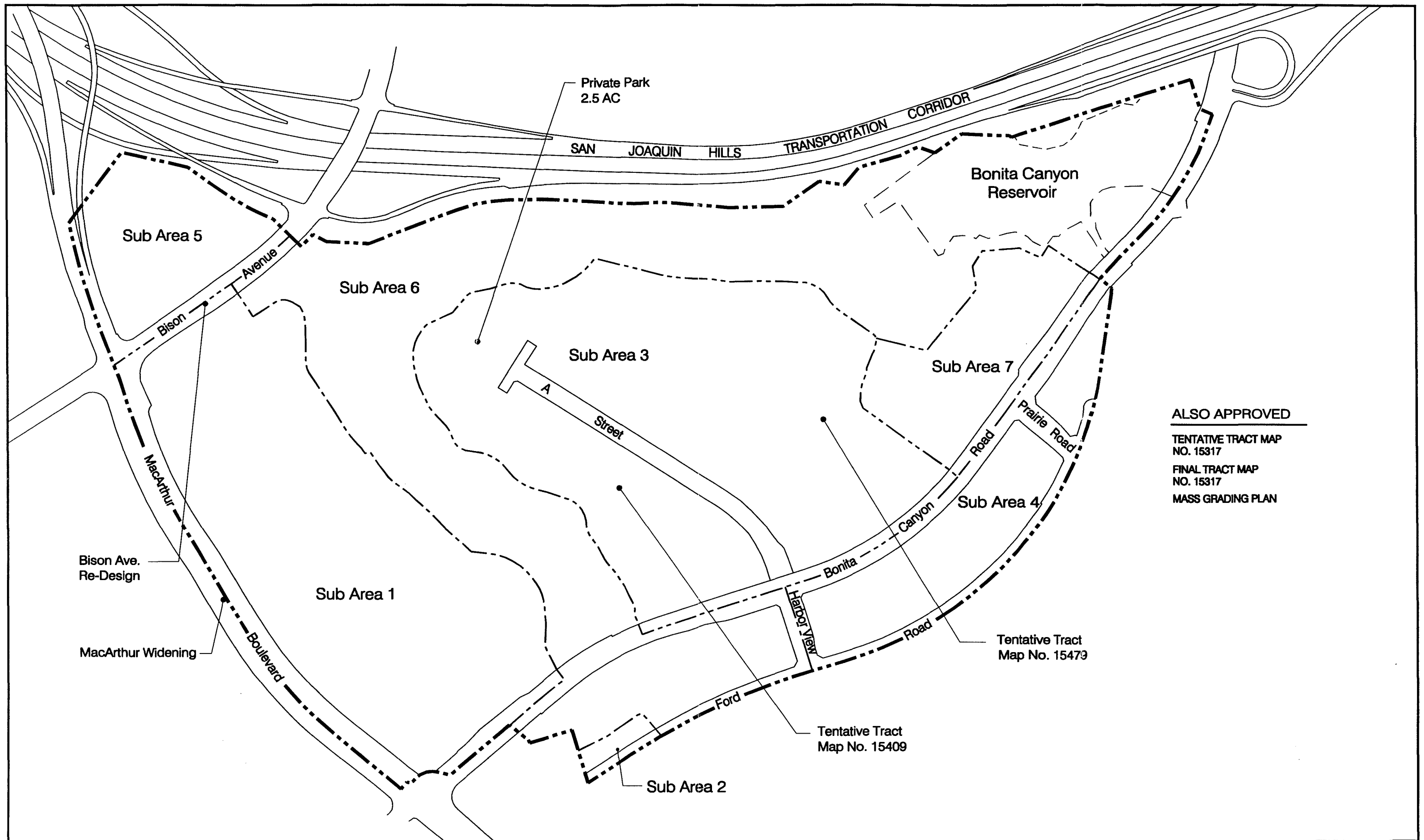
Approximately 115 acres of the site are designated for passive and active recreation, preservation, fuel modification, and utilities. Sub-Area 6 includes two areas (7.4 acres and 4.8 acres) master planned for public parks per the approved City of Irvine master plan. Sub-Area 6 also includes the existing Bonita Creek Channel and Bonita Canyon Reservoir.

Public/Semipublic Sub-Area 7

Sub-Area 7 is designated Public/Semipublic to reflect an existing church on the property. Other institutional and accessory uses are also permitted within this designation, subject to Use Permit approval.

Conceptual Grading and Landscape Plans

The master plan process in the City of Irvine included a general description of proposed grading and landscaping improvements for the project. Consistent with the City of Newport Beach Planned Community Standards (Chapter 20.35), exhibits are included in the Appendix of the Planned Community Development Plan to demonstrate the overall development concept, including some elements of the plan already implemented in the City of Irvine. This information is provided to give the City of Newport Beach an overview of anticipated projects within the PC.



PROJECT APPROVAL SUMMARY - CITY OF IRVINE
Bonita Canyon Planned Community Program

PC-50
Planned Community Development Plan

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PC-50
Planned Community Development Plan

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1 INTRODUCTION

This Planned Community Development Plan in the City of Newport Beach is proposed to be compatible with the policies of Newport Beach General Plan and Zoning, but also recognizes the zoning entitlement for the project, previously approved by the City of Irvine.

The purpose of this Planned Community (PC) Development Plan is to provide for the zoning classification and development of the subject property in accordance with the development standards set forth herein. The Planned Community Development Plan regulations consist of separate clarifications of land use. The first land use will be residential, utilizing a variety of housing types and densities, and other community and institutional facilities. The second proposed land use is commercial. The Planned Community also includes public/semipublic and open space uses.

The Planned Community encompasses 342 gross acres in the City of Newport Beach. The community is bounded by the San Joaquin Hills Transportation Corridor on the north, MacArthur Boulevard to the southwest, and Ford Road to the southeast.

1.1 Project Description

This Planned Community is a master-planned community, providing a variety of land uses including residential, neighborhood commercial public/ semipublic and open space/recreation uses. The general location of these uses has been determined through zoning entitlements approved by the City of Irvine consistent with its General Plan.

This Planned Community Development Plan provides the general regulations and procedures, as well as specific development standards for each of the permitted land use categories to be developed within the Planned Community.

The character of the Planned Community area will be defined by the location of residential development on mesas and by the maintenance of major drainages as open space. In many cases, landform and vegetation will be enhanced for residential areas and open space uses in order to overcome the effects of previous cattle grazing, construction, landfill operations and agricultural operations.

1.2 Purpose

The purpose of this Planned Community Development Plan is to provide appropriate land use and property development regulations for the Planned Community. These regulations implement the spirit and intent of the PC "Planned Community" District Regulations per Chapter 20.35, Newport Beach Municipal Code (NBMC), are responsive to long-term community needs and desires, and facilitate the review of specific development projects within the Planned Community. At the same time, these regulations are consistent with the Annexation and Development Agreement covering the PC and the prior zoning entitlement approval by the City of Irvine.

This Planned Community Development Plan consists of: (1) Text (Section 1-10); (2) Land Use Plan Map and Statistical Summary (Appendix A); and (3) Conceptual Grading and Landscape Plans (Appendix B).

This Planned Community Development Plan identifies the general locations and types of land uses, defines standards for development consistency, and provides protection of sensitive and natural resources. Discretionary procedures are established to provide a logical and timely sequence of community review and government approval of detailed project development proposals.

2 GENERAL REGULATIONS

2.1 General Provisions

2.1.1 Definition of Terms

The meaning and construction of words, phrases, titles, and terms used in this Planned Community Development Plan shall be the same as provided per Chapter 20.03, Newport Beach Municipal Code (NBMC), "Definitions," except as otherwise specifically provided herein (see Section 3, Definitions). However, if any definition is in conflict or inconsistent with definitions contained in the City of Irvine Municipal Code at the time of Irvine's zoning entitlement, then the City of Irvine definition shall apply unless the City of Newport Beach and the applicant mutually agree to use the Newport Beach definition.

2.1.2 Uses Permitted/Conditionally Permitted

Each land use section contains a schedule that establishes which specific land uses are permitted or conditionally permitted in each Sub-area. The land use schedule may include special requirements applicable to specific uses. Where uncertainty exists on whether a specific use is permitted, conditionally permitted, or prohibited, the Planning Director shall determine whether the use is substantially compatible or incompatible with those land uses contained within the schedule.

2.1.3 General Plan Consistency

The Planned Community Development Plan is consistent with all elements of the Newport Beach General Plan.

2.1.4 Municipal Code Consistency

This Planned Community Development Plan regulates all development within the Planned Community. In cases where sufficient direction for interpretation of these regulations is not explicit in this text, the NBMC shall provide direction, as determined by the Planning Director in compliance with the Annexation and Development Agreement covering the Planned Community. In case of difference between this Planned Community Development Plan and the Newport Beach Municipal Code, the Planned Community Development Plan shall prevail.

2.1.5 Building and Construction Codes Consistency

All construction and development within the Planned Community shall comply with applicable provisions of the Uniform Building Code and the various related Mechanical, Electrical, and Plumbing Codes, the Grading and Excavation Code, the Subdivision Code, and Sign Code as currently adopted by the City Council. In case of a conflict between the specific provisions of the codes identified above and the provisions of these regulations, the provisions of those codes shall prevail. In case of conflicts or inconsistencies with City of Irvine codes adopted at the time of Irvine's zoning entitlement, the City of Irvine definition shall apply unless the City of Newport Beach and the applicant mutually agree to use the Newport Beach definition.

2.1.6 Building Height

The building height requirements shall be as specified by each land use district of this Planned Community Development Plan, subject to the methods used for measuring building height set forth in Section 3, Definitions.

2.1.7 Building Setbacks

The building setback requirements shall be as specified by each land use district of this Planned Community Development Plan.

2.1.8 Off-Street Parking

The off-street parking requirements shall be as specified by each land use district of this Planned Community Development Plan.

2.1.9 Application of Regulations

If an issue, condition, definition, or situation arises that is not sufficiently covered or provided for in this Planned Community Development Plan or the approved Annexation and Development Agreement so as to be clearly understandable, the Planning Director shall determine which regulations are applicable.

Those regulations of the Zoning Code (or approved standards in the approved Annexation and Development Agreement) that are applicable for the most similar use, issue, condition or situation shall be used by the

Planning Director as guidelines to resolve the unclear issue, condition, or situation.

2.1.10 Incorporation of Conditions, Requirements and Standards

All conditions, requirements and standards, indicated graphically or in writing as part of any approved discretionary permit or detail plan granted by the City of Irvine (prior to annexation) or by authority of these regulations, shall have the same force and effect as these regulations. Any use or development established as a result of such approved permit or plan, but not in compliance with all such conditions, requirements or standards shall be in violation of this Planned Community Development Plan.

2.1.11 City Council Declaration/Severability

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions of this Planned Community Development Plan. The City Council hereby declares that they would have enacted these regulations and each portion of this Planned Community Development Plan irrespective of the fact that one or more portions may be declared invalid or ineffective.

2.2 Special Provisions

2.2.1 Maximum Dwelling Units

A maximum of 1,521 dwelling units may be built in the Planned Community.

2.2.2 Sub-Area Boundaries

- a. Except as otherwise indicated, dimensions and gross acreages are measured from centerlines of streets and highways.
- b. When a Sub-Area boundary depicted on the PC Development Map is also an arterial highway, and the arterial highway is realigned, the Sub-Area boundary may be revised to coincide with the realigned highway.

- c. Sub-Area boundaries and acreages contained in this Planned Community Development Plan are approximate based upon current information and a generalized level of mapping. Final Sub-Area boundaries shall be established by the Site Plan/Use Permit and/or Tentative/Final Tract Map approval.
- d. Commercial, nonresidential, and residential uses and Sub-Areas located at intersections of streets and/or highways shall conform with final street and/or highway alignments without requiring an amendment to this Planned Community Development Plan.
- e. Adjustments in Sub-Area boundaries shall be in compliance with Section 10.

2.2.3 Flood Control

The property owner/builder shall construct all on-site flood control facilities. The property owner/builder may elect to use assessment districts or other forms of public financing to fund the improvements in a manner meeting the approval of the Planning Director.

2.2.4 Schools

The Developer shall enter into an agreement with the Newport Mesa Unified School District (NMUSD) to mitigate school impact through future school construction, payment of school development fees, or some alternative financing mechanism.

2.2.5 Local Parks

Local park requirements have been satisfied consistent with the Park Plan previously approved by the City of Irvine.

2.2.6 Open Space, Private/Public

Certain areas within the Planned Community, although privately owned and fenced, may be designated as open space. These shall limit development to preserve the open space character.

2.2.7 Housing Element Compliance

Residential development within the Planned Community shall comply with the Newport Beach Housing Element. An Affordable Housing Plan for the PC as referenced in Annexation and Development Agreement, has been established which sets forth the specific requirements and the method of compliance.

2.2.8 Zoning Ordinance Compliance

Except as otherwise stated in this Planned Community Development Plan text, the requirements of the Annexation and Development Agreement shall take precedence over Zoning Ordinance standards.

2.2.9 Grading

Grading, drainage, and erosion control plans for all projects in the Planned Community shall be consistent with Chapter 15.10, Newport Beach Municipal Code "Excavation and Grading Codes" and grading plans previously approved by the City of Irvine.

- a. Grading Plans shall be accompanied by geological and soils engineering reports approved by the City and shall incorporate all pertinent recommendations prior to issuance of Grading Permits. The soils engineer/engineering geologist must certify the suitability of a graded site prior to clearance for issuance of Building Permits.
- b. An approved Grading Plan shall show all areas of grading, including remedial grading, inside and outside of an immediate area of development. Grading shall be permitted within development and open space Sub-Areas of the Planned Community, outside of an area of immediate Sub-Area development, for the grading of public roads, highways, park facilities, infrastructure, and other development-related improvements. Remedial grading for development shall also be permitted in development and open space Sub-Areas outside of an area of immediate development to address geotechnical or soils engineering problems.

2.2.10 Development/Open Space Boundary

A Site Plan, Use Permit, and/or Tentative Subdivision Map abutting a natural open space Sub-Area shall be consistent with the Conceptual Landscape and Fuel Modification Plan approved by the City of Irvine and the Orange County Fire Authority referenced in Appendix B.

2.2.11 Public Utilities

Public utility buildings, structures and facilities including, but not limited to, electrical, water, sewage, telephone and television, and their storage, distribution, treatment and/or production required to carry out development are permitted in all Residential, Commercial, Public/Semipublic and Open Space Sub-Areas.

2.2.12 Water Service

Water service to the Planned Community will be provided by the Irvine Ranch Water District.

2.2.13 Sewage Disposal

Sewage disposal service facilities to the Planned Community will be provided by the Irvine Ranch Water District.

2.2.14 Circulation

Private streets and driveways will be consistent with tentative tract maps and master plans approved by the City of Irvine and the Annexation and Development Agreement.

2.3 Conceptual Landscape and Fuel Modification Plans

Community-level Conceptual Landscape and Fuel Modification Plans have been approved by the City of Irvine and act as general guidelines for implementing subsequent and more precise Site Plans, Use Permits, and Subdivision Maps.

2.3.1 Conceptual Landscape Component

The Conceptual Landscape Plan illustrates preliminary planting design concepts for Bonita Canyon Road, MacArthur Boulevard (east side), Ford Road (north side) and collector roads and local streets of community significance.

Project-level Landscape Plans shall be consistent with the approved community-level Conceptual Landscape Concept shown in Appendix B.

2.3.2 Conceptual Fuel Modification Component

The Conceptual Fuel Modification Plan identifies fuel modification areas, potential treatments, and tree/plant palettes to protect development projects that abut natural open space areas.

Project-level Fuel Modification Plans have been approved by the City of Irvine and Orange County Fire Authority shown in Appendix B.

3 DEFINITIONS

The meaning and construction of words, phrases, titles, and terms used in this Planned Community Development Plan shall be as provided in this Chapter. In cases where City of Irvine Definitions in place at the time of project approval conflict with current City of Newport Beach definitions, the City of Irvine definition shall apply unless the City of Newport Beach and the applicant mutually agree to use the Newport Beach definition.

- 3.1 *Acreage, Gross*: The total horizontal area within the boundaries of a subdivision, or within an individual lot or parcel of land before the dedication of public streets, easements or other areas to be dedicated or reserved for public use that prohibits any surface use of the land. Gross acreage includes all private streets, drives, aisles and auto courts.
- 3.2 *Accessory Structure*: A non-habitable structure detached from the main building, on the same lot, which is incidental and subordinate to the main building or to the use of land.
- 3.3 *Accessory Use*: A use of the land or of a building which is: 1) clearly incidental and subordinate to the principal use of the land or building; 2) located on the same lot with the principal use; 3) not a generator of additional auto trips, parking needs, or percent of the area of the principal use. Where more than one (1) accessory use occurs on a site, the total aggregate of all accessory uses must be equal to or less than ten (10) percent.
- 3.4 *Bedroom*: The residential parking schedules differentiate units by number of bedrooms. However, confusion can result from situations where floor plans designate areas as dens, when in actuality the space, due to the way the floor plan is laid out, would be used as a bedroom. The approval body for the proposed use shall determine how many bedrooms are in a unit for the purpose of applying the parking schedules.
- 3.5 *Building*: Any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.
- 3.6 *Building Height*: The vertical distance measured from the finished grade adjacent to the building to:
 - 1. The highest point of the parapet of a flat roof; or
 - 2. The deck line of a mansard roof; or
 - 3. The average point between the eaves (lowest point of the roof) and ridge (highest point of the roof) of the highest gable, hip, gambrel or other such

- roof element, provided that the highest point of the roof shall not exceed four (4) feet above the maximum permitted building height of the zone; or
4. The highest point of a structure which is not defined as a building.
- 3.7 *Child Care Center*: Any facility of any capacity other than a large or small family day care home in which less than twenty-four-hour per day non-medical care and supervision is provided for children in a group setting.
- 3.8 *Cluster Unit Development*: A combination or arrangement of attached or detached dwellings and their accessory structures on contiguous or related building sites where the yards and open spaces are combined into more desirable arrangements, or open spaces and where the individual sites may have less than the required average for the district but the density of the overall development meets the required standard.
- 3.9 *Commercial, Community*: This designation includes, but is not limited to, automobile service, retail professionals/administrative offices, commercial recreation, service businesses, hotels and motels, restaurants and other retail or service uses frequently required on a daily basis by nearby residents and the business community.
- 3.10 *Commercial, Recreation*: Any use or development, either public or private, providing amusement, pleasure, sport, diversion, exercise or other resource affording relaxation and enjoyment which is operated primarily for financial gain. typical uses may include, but are not limited to: amusement parks, batting cages, cinemas, theaters, and miniature golf course.
- 3.11 *Congregate Care Facility*: A housing development of five (5) or more dwelling units which is planned, designed and managed to include facilities and common space that maximize the residents' potential for independent living. The facility may be occupied by elderly or handicapped persons or households as defined in California Health and Safety Code Sections 50067 and 50072 or successor statute. The direct services that are provided or made available shall relate to the nutritional, social, recreational, housekeeping, and personal needs of the residents, and shall be provided or made available at a level necessary to assist the residents to function independently. "Direct services" means meals, housekeeping services, transportation services, and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing. Support services are social services, day-care services, and in-home services which the management of the congregate housing shall assist the residents in obtaining at the request of the residents.

- 3.12 *Drinking Establishment*: A structure or tenant space in a structure used primarily for the sale or dispensing of liquor by the drink.
- 3.13 *Eating Establishment*: Any business establishment whose principal activity is either the selling of unpackaged food to the general public in a ready-to-consume state, in individual servings, generally consumed on-site at tables or counters, usually served in non-disposable container, or the sale of prepared "take-out" or rapidly pre-prepared food served in disposable packaging director to the customer, for consumption either within the restaurant or off the premises.
- 3.14 *Entertainment*: An activity intended to provide pleasure for an audience. For purposes of this division, entertainment shall include music for listening or dancing, such as that provided by a disc jockey, a band, or a singer. Such activities are permitted as accessory uses in bars, taverns, cocktail lounges and in restaurants. The definition of entertainment shall not include any activity that would be covered by the City's sexually-oriented business procedures.
- 3.15 *Garage*: An attached or detached structure which is accessory to a residential building and which is used for the parking of vehicles owned and operated by the residents of the building and which is not a separate commercial enterprise available to the general public. When properly approved garages on a single family detached lot may have incidental uses above the garage area. Incidental uses include, but are not limited to bedrooms, bathrooms, offices or exercise rooms for use by the occupants of the single family dwelling unit.
- 3.16 *Grade, Finished* shall mean the level of the ground surface surrounding a building.
- 3.17 *Gross Area* shall mean the entire land area within a boundary of a project, measured to the centerline of any abutting arterial highways.
- 3.18 *Gross Residential Density* shall mean the density of a residential project computed by dividing the total number of units in the project by the gross area of the project.
- 3.19 *Home Care*: The care of six (6) or fewer elderly or disabled persons in a residential dwelling unit or the care of children in a residential unit.
- 3.20 *Home Occupation*: Any activity intended to be profitable, which is conducted as an accessory use in a dwelling unit by the residents of that unit.
- 3.21 *Information Center*: A building which is used to provide information about new developments, transit or tourist attractions to the general public.

- 3.22 *Large Family Day Care*: A home which provides family day care for seven (7) to twelve (12) children, including children who reside at the home, as defined by the State Department of Social Services.
- 3.23 *Manufactured Structure*: Any structure, the major components of which are assembled away from the site on which it will be ultimately located, excluding storage sheds associated with a single-family or multifamily dwelling unit and construction trailers includes Modular Building, Commercial Coach, and Mobile Home.
- 3.24 *Outdoor Vendor*: The sale of products from a temporary stationary location in a developed site (i.e., a site with access and parking improvements in place), not from a cart and not from within a permanent fixed building.
- 3.25 *Planned Development Concept* shall mean a conventional subdivision of detached dwellings and their accessory structures on individual lots where the lot size may be less than the required average for the district but where the density for the entire subdivision meets the required standards and where open space areas are provided for the enhancement and utilization of the overall development.
- 3.26 *Parking Spaces, Residential*:
1. *Covered space*: Each covered parking space shall be in a garage or carport. Such a space shall be a minimum of nine (9) feet in width and twenty (20) feet in depth. The measurements shall not include the exterior walls or supports of the structure.
 2. *Uncovered space, full-sized*: Each uncovered full-sized space shall be a minimum of nine (9) feet in width and nineteen (19) feet in depth.
 3. *Uncovered space, compact*: Each uncovered compact space shall be a minimum of eight (8) feet in width and sixteen (16) feet in depth.
 4. *Parallel space*: Each parallel parking space shall have a minimum dimension of eight (8) feet wide by twenty-two (22) feet long. However, if a parallel space abuts one (1) or no parallel spaces and access is adequate to that space, then the length may be reduced to twenty (20) feet (see the City's standard plans for dimensions).
 5. *Tandem space*: Each tandem parking space shall be nine (9) feet in width by twenty (20) feet in depth.

6. *Handicapped*: Each handicapped space shall be fourteen (14) feet wide, lined to provide a nine-foot-wide parking area and a five-foot wide loading area, and nineteen (19) feet in depth.

If two (2) handicapped spaces are adjacent to each other, they may share the five-foot-wide loading area, resulting in a twenty-three-foot width for both spaces (see the City's standard plans for dimensions).

7. *Motorcycle*: Each motorcycle space shall consist of a minimum usable area of fifty-six (56) square feet.
- 3.27 *Recreational Vehicle Storage, Private*: Recreational vehicle storage which is owned and operated by a homeowners' association and used exclusively by members of that association.
- 3.28 *Residential, Attached*: A residential apartment, condominium or planned development other than a single-family, detached residential development.
- 3.29 *Residential, Single-Family Detached*: A development with each dwelling unit situated on a residential lot of record with no lot containing more than one (1) dwelling unit. The design of a single-family detached development may include such concepts as "zero-lot line" and "small lot development."
- 3.30 *Retail and/or Service Business, General*: Establishments which offers goods (such as books, gifts and clothing) or services (such as hairdressing or dry cleaning) to the general public.
- 3.31 *Setbacks*: A line established to govern the placement of buildings with respect to streets, drives, other buildings, or property lines. The setback from the street is measured, regardless of the existing curb face, from the curb face corresponding to the ultimate curb as defined by the City's General Plan, Master Plan of Arterial Highways, for each category of arterial highway. Setbacks from private streets are measured from the curb shown on the approved subdivision map. Interior setbacks are measured from the side or rear property lines. All setbacks shall be considered to be free and clear relative to building or structure placement.
- 3.32 *Site Coverage*: Site coverage shall include all areas under roof but shall not include trellis areas.
- 3.33 *Square Footage, Gross*: The number of square feet on all floor levels of a building, as measured from the interior face of the exterior walls, exclusive of vent shafts and courts. The gross square footage of a building, or portion thereof, not provided within exterior walls shall be the usable area under the horizontal projection of the roof or floor above. No deductions or exclusions shall be made by reason of columns, stairs, elevators, escalators, or other interior construction or equipment.

- 3.34 *Utility Building and Facility*: Building or land use for private or public utility purposes.

4 STATISTICAL ANALYSIS

Planned Community Development Plan PROJECT STATISTICAL SUMMARY			
Sub-Area	Land Use	Maximum Units	Gross Acres
1	Residential	1,100	75.1
2	Residential	6	1.7
3	Residential	290	86.3
4	Residential	125	26.8
5	Commercial	55,000 sf	18.9
6	Open Space	--	115.7
7	Public/Semipublic	--	18.3
	Dwelling Units	1,521	342.8
	Square Feet	55,000	

5 RESIDENTIAL SUB-AREAS 1, 2, 3, 4

The purpose of these provisions is to regulate design and development of the Residential Sub-Areas of the Planned Community.

These use regulations provide for a wide variety of residential housing types including, but not limited to, single-family detached, single-family attached, apartments, and multifamily. The regulations also allow for recreation uses, community facilities, community service facilities, and other uses and structures accessory to principal permitted uses.

The Director shall determine the appropriate land use classification for permitted uses.

The ultimate control for residential development is the maximum number of dwelling units in the Planned Community Development Plan Statistical Table.

5.1 Permitted Development Types

The following development types are permitted subject to site plan review approval under the provisions of Chapter 20.92, Newport Beach Municipal Code (NBMC).

- 5.1.1 Apartments
- 5.1.2 Cluster unit developments, as defined in Section 3, Definitions
- 5.1.3 Condominium and/or Townhomes
- 5.1.4 Conventional subdivisions on a Planned Development Concept, as defined in Section 3, Definitions
- 5.1.5 Custom Lots
- 5.1.6 Open space
- 5.1.7 Park
- 5.1.8 Residential, attached
- 5.1.9 Residential, single-family detached
- 5.1.10 School, public

5.2 Land Use Regulations

Uses Permitted by Right:

- 5.2.1 Accessory use to a permitted use
- 5.2.2 Home care
- 5.2.3 Home occupations (per Section 20.60.10, NBMC)
- 5.2.4 Residential, multi-family
- 5.2.5 Residential, single-family
- 5.2.6 Residential care facility (6 persons or less)
- 5.2.7 Recreational vehicle storage, private
- 5.2.8 Utility minor

Uses Requiring a Use Permit (per Chapter 20.91, NBMC):

- 5.2.9 Accessory use to a use permit
- 5.2.10 Agriculture (interim use)
- 5.2.11 Child care center
- 5.2.12 Church
- 5.2.13 Community facility
- 5.2.14 Congregate care facility
- 5.2.15 Convalescent home
- 5.2.16 Information center
- 5.2.17 Large family child care
- 5.2.18 Manufactured structure (up to 2 years)
- 5.2.19 Model home sales complex
- 5.2.20 Public park facility
- 5.2.21 Residential care facility (6 persons or more)
- 5.2.22 Residential, "Granny Units" (per Chapter 20.85, NBMC)
- 5.2.23 School, private
- 5.2.24 Senior housing
- 5.2.25 Utility major

5.3 Property Development Standards

5.3.1 Maximum Height Limits

- a. All buildings shall not exceed a maximum ridge height of fifty (50) feet.
- b. Chimneys and vents, including spark arrester apparatus or architectural features of a decorative screening nature, shall be permitted to exceed the height limit by a maximum of three (3) feet.

5.3.2 Setbacks from Streets

- a. A minimum setback of fifteen (15) feet shall apply to all structures other than garages adjacent to public or private streets; except that balconies and patios may encroach six (6) feet into the required setback.
- b. Architectural features such as but not limited to cornices, eaves, and wing walls may extend three (3) feet into the required setback from a public street.

5.3.3 Setbacks from Other Property lines and Structures

- a. All main residential structures (except residential, detached) shall be a minimum of ten (10) feet apart. Structures in residential detached districts shall be a minimum of six (6) feet apart.
- b. Side yard setbacks shall be a total of ten (10) feet plus two (2) feet for every five (5) feet in height over thirty (30) feet.
- c. Detached garages shall be separated from main residential structures a minimum of six (6) feet.
- d. Garages and carports shall maintain a setback from the face of curb thirteen (13) feet or less, or more than twenty-four (24) feet to ensure that cars parking in the driveway do not overhang the sidewalk. The twenty-four (24) foot requirement may be reduced to twenty-three (23) feet, if roll-up type garage doors are provided. If the project developer is providing a garage setback of twenty-three (23) feet in accordance with the above provision, is proposing four bedroom units, and is counting a required on-site parking space in the driveway, the driveway space shall be considered an uncovered space, full-sized and is permitted to be eighteen (18) feet in length. If no sidewalk is required, these distances may be reduced by five (5) feet. If living areas are provided above a garage, garage setbacks shall apply.

5.3.4 Fences, Hedges and Walls

- a. *Front:* Fences and walls in the front setback area shall be no higher than two and one-half (2½) feet above grade at the property line. The fence or wall may be one (1) foot higher for every three (3) feet the fence or wall is set back from the property line, up to a maximum of six (6) feet above grade.
- b. *Streetside:* Fences and walls in the streetside setback area shall meet the requirements above unless there is no vehicular access (driveway) from the street side. In this case, the height of the fences or wall may be six (6) feet above grade.

5.3.5 Lattice/Trellis Patio Cover and Gazebo

- a. The support posts shall be set back a minimum of three (3) feet from any property line. The patio roof or beams may extend one (1) foot past the support posts toward the adjacent property line. Lattice/trellis patio cover or beam construction is allowed to attach a garage or carport to the main building.
- b. Enclosed patios and gazebos with solid roofs are not allowed in the required setback area and are subject to the development standards herein.

5.3.6 Accessory Structures

Accessory structures are permitted on any site containing a residential use. The accessory structure shall meet the following requirements:

- a. Accessory structures are permitted only within the rear yard area.
- b. Accessory structure shall have a total maximum area of two-hundred-fifty (250) gross square feet.
- c. A maximum of fifty (50) percent of a required setback area may be covered by accessory structures.
- d. Accessory structures shall have a maximum height of twelve (12) feet or one (1) story, whichever is less.
- e. Accessory structures shall comply with all building codes and this division.
- f. Site coverage, including all structures on a site, shall not exceed the maximum allowed in this Section.

5.3.7 Parking

For detached residential units, a minimum of two (2) parking spaces per unit shall be required. Two (2) spaces per unit must be covered.

For attached residential units the following parking standards apply:

Studio:	1 space/unit (covered)
1 Bedroom:	1.4 space/unit (1 covered)
2 bedrooms:	1.6 spaces/unit (1 covered)
3 or more bedrooms:	2.0 spaces/unit (1 covered)

Visitor parking for attached development requires 0.25 space per unit. On-site parking may count toward fulfilling visitor parking requirements in accordance with the dimensions required for parallel spaces.

Tandem parking may not count towards fulfilling visitor parking requirements.

5.3.8 Detached Garage

Detached garages are permitted on any residential site not less than 4,000 square feet containing a single family detached dwelling unit, subject to the following standards:

- a. Detached garage structures shall only be permitted if depicted on a site plan approved as part of a site plan review. Approval of a detached garage on an existing site developed with a single family detached dwelling unit shall be permitted through approval of a Conditional Use Permit by the Planning Director.
- b. Detached garages shall be located a minimum of three (3) feet from the side or rear property line.
- c. Detached garages shall not exceed the maximum building height of the Sub-area in which the garage is located, or two (2) stories, whichever is less.
- d. Site coverage, including all structures on a site, shall not exceed the maximum allowed in this Section.

- e. Residential living units may be provided above a detached garage without the requirement for the property owner to receive approval of a conditional use permit.
- f. No windows located within the side and/or rear residential building setback may face adjacent residential lots.
- g. Detached garages are not subject to development standards for accessory structures established by this development plan.

5.3.9 Maximum Site Area Coverage

The maximum site coverage permitted shall be fifty (50) percent of the net site area. For purposes of this Planned Community Development Plan, site coverage shall include all areas under a roof but shall not include trellis areas.

6 COMMERCIAL SUB-AREA 5

6.1 Permitted Development Types

Community commercial development types are permitted subject to site plan review approval under the provisions of Chapter 20.02, Newport Beach Municipal Code (NBMC).

6.2 Land Use Regulations

Uses Permitted by Right:

- 6.2.1 Accessory use to a permitted use
- 6.2.2 Agriculture (interim use)
- 6.2.3 Barbershops/beauty parlor
- 6.2.4 Financial institution
- 6.2.5 Office, administrative, business professional
- 6.2.6 Nursery
- 6.2.7 Retail and/or service business, general (except drive-thru)
- 6.2.8 Supermarket

Uses Requiring a Use Permit (per Chapter 20.91, NBMC):

The Planning Commission shall have the authority to approve use permits, unless otherwise indicated.

- 6.2.9 Accessory use to a use requiring a use permit
- 6.2.10 Arcade, game (Planning Director approval)
- 6.2.11 Bar, tavern, cocktail lounge
- 6.2.12 Car wash
- 6.2.13 Child care center (Planning Director approval)
- 6.2.14 Church
- 6.2.15 Commercial recreation
- 6.2.16 Community facility (Planning Director approval)
- 6.2.17 Convalescent home (Planning Director approval)
- 6.2.18 Convenience or liquor store
- 6.2.19 Drive-thru
- 6.2.20 Eating and Drinking Establishments
- 6.2.21 Fraternal and service club
- 6.2.22 Gas station/fuel dispenser
- 6.2.23 Government facility (Planning Director approval)
- 6.2.24 Health club (Planning Director approval)
- 6.2.25 Hotel/motel

- 6.2.26 Lumberyard
- 6.2.27 Manufactured structure (Planning Director approval)
- 6.2.28 Outdoor Vendor (Planning Director approval)
- 6.2.29 Public park facility (only in public parks)
- 6.2.30 Pushcart (Planning Director approval)
- 6.2.31 Reverse vending machines (Planning Director approval)
- 6.2.32 School, commercial (Planning Director approval)

6.3 Property Development Standards

6.3.1 Minimum Lot Size

The minimum lot size for commercial areas is 4 acres, or 174,000 square feet.

6.3.2 Maximum Height Limits

The maximum building height is 70 feet.

6.3.3 Setbacks from Streets

a. Front setback:

In commercial districts that abut residential uses, building must be set back a minimum of 25 feet from commuter highways and local streets (public or private). Interior boundaries adjacent to non-residential uses have no setback requirement.

b. Side setback:

Minimum side setbacks must equal two times the height of the building. Interior boundaries adjacent to non-residential uses have no setback requirement.

c. Rear setback:

Minimum rear setbacks must equal two times the height of the building. Interior boundaries adjacent to non-residential uses have no setback requirement.

d. Setbacks between buildings shall be 10 feet.

6.3.4 Parking

Parking for commercial centers must provide one (1) parking space per 250 square feet of gross floor area. Individual commercial sites must meet the following standards:

Barbershops or Beauty Parlors: 2 for each barber chair; 3 for each beautician station

Car Wash: 2.5 spaces/washing stall

Eating and Drinking Establishments:

- All Restaurants Except Fast-Food: 1 space/75 gross square feet of floor area up to 6,000 gross square feet plus 1 space/55 gross square feet of floor area over 6,000 gross square feet⁽¹⁾

- Fast-Food Restaurant: 1 space/100 square feet of gross floor area⁽²⁾⁽⁶⁾

Gas Station: 2.0 space plus 4 for each service bay

Financial Institution (w/or w/out drive-thru): 1 space/250 square feet of gross floor area⁽²⁾

Government Facility: 1 space/200 square feet of gross floor area

Hotel/Motel: To be determined by the approval body for the proposed use⁽³⁾

Lumberyards, Retail Nurseries: (see also Retail Business, Home Improvement Related): 1 space/250 square feet of gross floor area for retail sales plus 1 space/1,000 square feet of outdoor area devoted to displays and storage

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- (1) Parking shall be required for all outdoor cafe/dining seating in commercial uses or centers regardless of whether the seating is exclusive to any particular business or businesses. The number of parking spaces required for outdoor cafe/dining seating shall be based on 50% of the required ratio for the particular use or commercial center pursuant to the standards contained in the parking matrix.
- (2) Use Permit Review is required if there is a drive-thru facility.
- (3) Applicant shall submit a parking study. Parking study shall address parking for the hotel/itself along with all accessory uses.

Offices:	1 space/250 square feet of gross floor area ⁽⁴⁾⁽⁵⁾⁽⁶⁾
Retail, General:	1 space/250 square feet of gross floor area ⁽⁷⁾
Retail, Home Improvement Related:	1 space/500 feet of gross floor area
Vehicle Repair:	1.0 space/400 square feet of gross floor area
Vehicle Sales:	1.0 space/400 feet of gross floor area

25% of maximum space may be compact.

6.3.5 Maximum Site Area Coverage

Maximum site area coverage shall be 50 percent.

6.3.6 Signage

All commercial signage shall be subject to Comprehensive Sign Program approved by the Modifications Committee.

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- (4) 10% of the space provided must be designated for use by car pools.
 - (5) For on-site parking facilities containing 1,000 or more parking spaces, the parking requirement shall be 1 space per 500 square feet of gross floor area for parking spaces required in excess of 1,000.
 - (6) For office buildings of 6 or more stories in height and which are located on a site which contains less than 250,000 square feet of gross floor area of office uses, the parking requirement shall be 1 space per 300 square feet of gross floor area.
 - (7) Parking spaces to serve a drive-thru facility shall be required in addition to that calculated for the center and shall be provided in accordance with this division.

7 OPEN SPACE SUB-AREA 6

The Open Space Sub-Area of the Planned Community Development Plan provides for active and passive park sites and recreational uses, and also preserves open space areas in a primarily natural state for passive enjoyment, and in a fuel-modified condition for wildland fire protection. Providing physical and visual linkages to the existing and proposed regional public open space system in the vicinity is an important goal of these areas.

Roads, utilities, grading, drainage, and other infrastructure improvements and facilities are permitted for the improvement of permitted park and recreational uses, and adjacent development Sub-Areas.

7.1 Permitted Development Types

Open space and recreational facilities and utilities are permitted subject to site plan review approval under the provisions of Chapter 20.92, Newport Beach Municipal Code (NBMC).

7.2 Land Use Regulations

Uses Permitted by Right:

- 7.2.1 Water Reservoir
- 7.2.2 Flood Control and Drainage Facilities
- 7.2.3 Similar facilities of public agencies
- 7.2.4 Park and Recreation Facilities
- 7.2.5 Trails
- 7.2.6 Utilities
- 7.2.7 Agriculture
- 7.2.8 Temporary Uses
- 7.2.9 Fuel Modification

Uses Subject to Use Permit when a Part of a Park or Recreation Facility:

- 7.2.10 Commercial Recreation and Entertainment
- 7.2.11 Eating and Drinking Establishment
- 7.2.12 Other utilities

7.3 Property Development Standards

In conjunction with the submittal of individual Park Plans for each of the park sites that receives park credit, the applicant shall demonstrate that the design of each site includes the following:

- 7.3.1 A 7.4-acre (gross) public neighborhood park including a multi-purpose soccer field; a softball field; picnic area; children's play area/tot lot; pedestrian trails; basketball court(s); approximately 5,000 square feet of open turf; approximately 720 square foot storage building with restrooms, and a parking lot with 40 parking spaces.
- 7.3.2 A 4.8-acre (gross) public neighborhood park including a multi-purpose soccer field; a softball field; picnic area; children's play area/ tot lot; pedestrian trails; approximately 62,000 square feet of open turf; approximately 720 square foot storage building with restrooms, and a parking lot with 21 parking spaces.
- 7.3.3 14.5 acres (gross) of public neighborhood space with pedestrian trails.

8 PUBLIC/SEMIPUBLIC SUB-AREA 7

8.1 Permitted Development Types

Public/semipublic facilities and utilities are permitted subject to site plan review approval under the provisions of Chapter 20.92, Newport Beach Municipal Code (NBMC).

8.2 Land Use Regulations

Uses Permitted by Right:

- 8.2.1 Accessory use to a permitted use
- 8.2.2 Agriculture (interim use)
- 8.2.3 Park
- 8.2.4 Residential care facility
- 8.2.5 School, public

Uses Requiring a Use Permit (per Chapter 20.91, NBMC):

- 8.2.6 Accessory use to a use requiring a use permit
- 8.2.7 Child care center
- 8.2.8 Church
- 8.2.9 Community facility
- 8.2.10 Congregate care facility
- 8.2.11 Convalescent home
- 8.2.12 Funeral home/mortuary
- 8.2.13 Government facility
- 8.2.14 Manufactured structure (over 2 years)
- 8.2.15 Manufactured structure permit (up to 2 years)
- 8.2.16 Outdoor vendor
- 8.2.17 Public park facility (only in public parks)
- 8.2.18 Senior housing
- 8.2.19 School, private

8.3 Property Development Standards

8.3.1 Minimum Lot Size

The minimum lot size for public/semipublic areas is .25 acres.

8.3.2 Maximum Lot Coverage

The maximum lot coverage for public/semipublic areas is 50%.

8.3.3 Maximum Height Limits

The maximum building height is 50 feet.

8.3.4 Minimum Site Landscaping

The minimum site landscaping is 15 percent.

8.3.5 Setbacks from Streets

a. Front setback:

In public/semipublic districts that abut residential uses, building must be set back a minimum of 30 feet. Interior boundaries adjacent to non-residential uses have no setback requirement.

b. Side setback:

Minimum side setbacks must equal two times the height of the building. Interior boundaries adjacent to non-residential uses must be set back 10 feet.

c. Rear setback:

Minimum rear setbacks must equal two times the height of the building. Interior boundaries adjacent to non-residential uses must be set back 10 feet.

9 SITE PLAN REVIEW

9.1 Site Plan Review

9.1.1 Purpose

The purpose of this section is to establish a Site Plan Review procedure to ensure that the project conforms to the objectives of the General Plan as well as the requirements and development standards contained in these Planned Community Development Plan Regulations.

9.1.2 Standards

The Site Plan Review procedures contained in this section are intended to promote the health, safety and general welfare of the community.

9.1.3 Application

When required, Site Plan Review approval shall be obtained prior to or concurrent with the approval of any tentative subdivision map that would create legal residential building sites, or prior to issuance of a building permit for non-residential structures (e.g., recreation facilities and entry guard gates).

9.1.4 Plans and Diagrams to be Submitted

The following plans and diagrams shall be submitted to the Planning Commission for approval:

- a. **Plot Plan.** A plot plan, drawn to scale, showing the arrangement of buildings, driveways, pedestrian ways, off-street parking, landscaped areas, signs, fences and sidewalks. The plot plan shall show the location of entrances and exits, and the direction of traffic flow into and out of off-street parking areas, the location of each parking space, and areas for turning and maneuvering vehicles. The plot plan shall indicate how utility and drainage are to be provided.

For custom lot sales programs, the plans shall either provide for sufficient guest parking to accommodate units without driveway parking or else establish requirements in a form acceptable to the Planning Director that driveway guest parking shall be provided.

- b. Landscape Plan. A landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed and proposed to be retained; and indicating the amount, type, and location of landscaped areas, planting beds and plant materials with adequate provisions for irrigation
- c. Grading Plan. A grading plan when necessary to ensure development is properly related to the site and to surrounding properties and structures.
- d. Exterior Lighting. Scale drawings of exterior lighting showing size, location, materials, intensity and relationship to adjacent streets and properties.
- e. Architectural Drawings, Renderings, or Sketches. Drawn to scale, showing all elevations of the proposed buildings and structures as they will appear upon completion.
- f. Any other plans, diagrams, drawings or additional information necessary to adequately consider the proposed development and to determine compliance with the purposes of this chapter.

9.1.5 Application Fees

The applicant shall pay a fee as established by Resolution of the City Council with each application for Site Plan Review.

9.1.6 Notice and Hearing Procedures

Procedures regarding public hearing notification and Planning Commission and City Council actions shall be as provided for Site Plan Review in the Municipal Code.

SECTION 10
DEVELOPMENT MAP
AND STATISTICAL TABLE

Planned Community Development Plan **REGULATIONS AND PROCEDURES**

10 DEVELOPMENT MAP AND STATISTICAL TABLE REGULATIONS AND PROCEDURES

10.1 Purpose and Intent

This Chapter provides regulations and procedures for progressive amendments to the Planned Community Development Map and the Planned Community Development Plan Statistical Table, which are anticipated with more detailed site planning and engineering of individual Sub-Areas and land use projects.

Procedures for the adoption and future amendment(s) to this Planned Community Development Plan are set forth per Chapter 20.94, Newport Beach Municipal Code (NBMC), "Adoption and Amendments", and incorporated into this Planned Community Development Plan as follows:

10.2 Planned Community Development Map

The Planned Community (PC) Development Map (see Appendix B) identifies Sub-Areas and corresponding uses, along with other planning information.

10.3 Planned Community Development Plan Statistical Table

The Planned Community Development Plan (PC) Statistical Table contains the statistical breakdown for each of the Residential, Commercial, Public/Semipublic, and Open Space Sub-Area shown on the Planned Community Development Map.

The residential land use categories on the PC Statistical Table, together with the nonresidential land use categories, shall coincide with the land use categories indicated on the PC Development Map.

All Sub-Areas which allow for residential uses shall be developed consistent with the maximum number of dwelling units indicated for the Sub-Area in the PC Statistical Table. The estimated gross acres and estimated dwelling units shown in the PC Statistical Table shall be revised only in accordance with the requirements contained in this Chapter. No amendment to this PC Development Map and/or Planned Community Development Plan shall be required for the purpose of changing the estimated number of dwelling units or the estimated acres assigned to a Sub-Area in the PC Statistical Table, provided:

- 10.3.1 The change proposed is consistent with the adopted PC Zoning Map and Statistical Summary; and

SECTION 10
DEVELOPMENT MAP
AND STATISTICAL TABLE

Planned Community Development Plan REGULATIONS AND PROCEDURES

- 10.3.2 The proposed change does not result in an increase in the maximum number of dwelling units permitted in Planned Community (1,521 dwelling units).

10.4 Procedures for Revisions to the PC Development Map and Statistical Table

Revisions to the PC Development Map and Statistical Table are permitted in accordance with the following procedures:

- 10.4.1 All revisions to the PC Development Map and Statistical Table shall be consistent with the PC Zoning Map and Statistical Summary contained in Appendix A. Revisions shall be consistent if they meet the requirements of this Section.
- 10.4.2 All Sub-Area boundary lines and acreages identified on the PC Development Map and Statistical Table are estimates based upon current information and a generalized level of mapping. Refinements to the Sub-Area boundaries/acreages are expected to occur with future project design and more detailed mapping and engineering. For this reason, Sub-Area boundary lines and acreages shown on the PC Development Map and Statistical Table contained in Appendix B may be refined without amending the body of this Planned Community Development Plan, when more accurate information becomes available and is submitted with future Permit Applications and/or Tentative Tract Maps.
- 10.4.3 Any revision to increase estimated dwelling units in one or more Sub-Area(s) shall be offset by a corresponding decrease in another Sub-Area(s), so that the maximum number of dwelling units shown on the PC Statistical Table does not exceed the maximum 1,521 dwelling units for the entire Planned Community.
- 10.4.4 Any proposed revision to reallocate the estimated number of dwelling units and/or the estimated gross acres assigned from one Sub-Area to another Sub-Area shall be deemed administrative refinements, and may be approved by the Planning Director.
- 10.4.5 No proposed revision to the PC Development Map shall be approved which would reduce the gross acres proposed for Sub-Area 6 or other required parks/recreation areas. The proposed Open Space Sub-Area 6, like other Sub-Areas, is gross acreage, which includes roads and arterial

SECTION 10
DEVELOPMENT MAP
AND STATISTICAL TABLE

Planned Community Development Plan REGULATIONS AND PROCEDURES

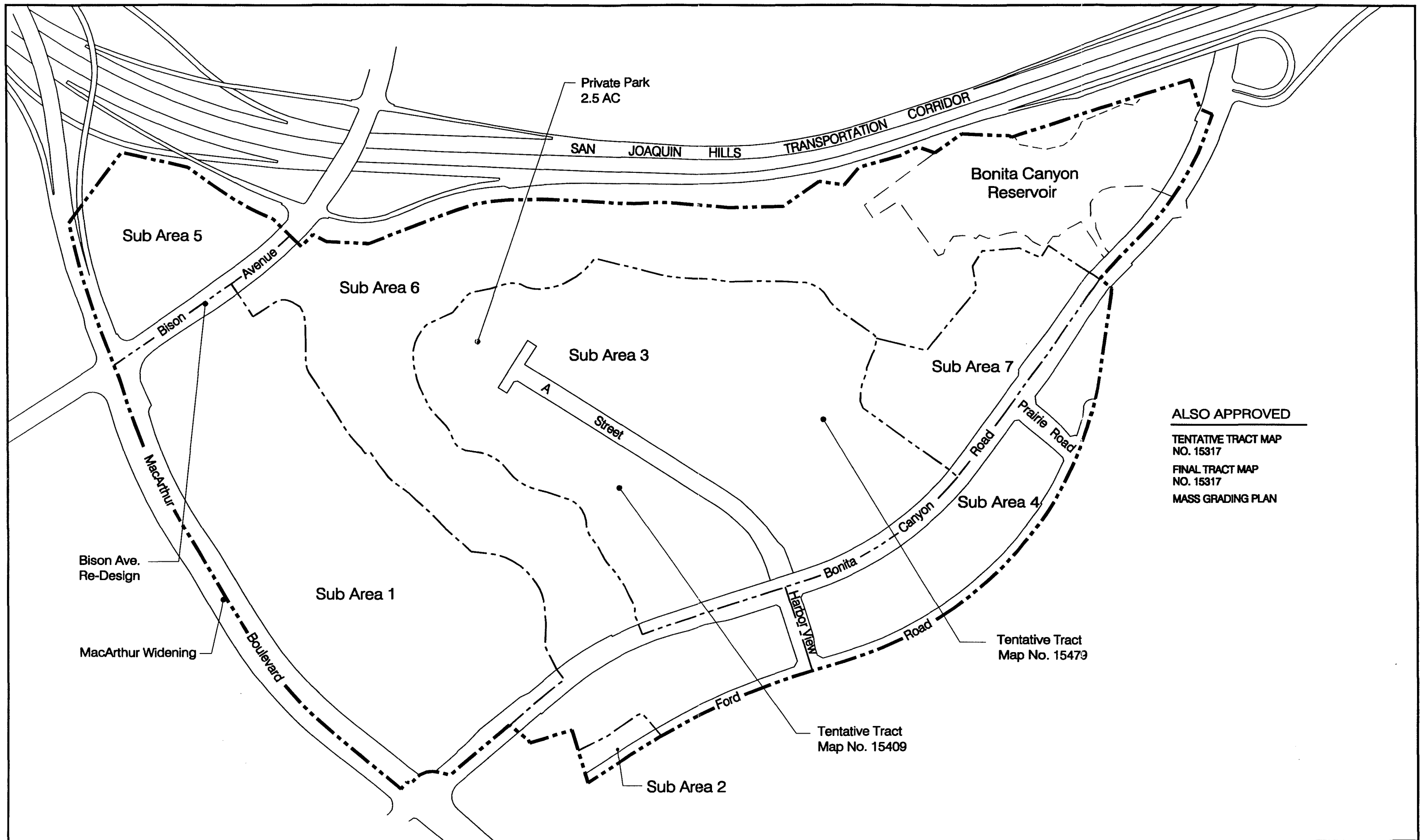
highways, grading, and permitted improvements. It is not intended that the total 115.7 acres within Sub-Area 6 be natural open space.

- 10.4.6 Any reallocation of the estimated number of dwelling units, and/or the estimated gross acreage assigned to land uses from one Sub-Area to another Sub-Area shall require submittal of the following information:
- a. The proposed graphic revision to the PC Development Map reflecting the proposed changes to the PC Statistical Table.
 - b. An analysis of the proposed changes with the PC Development Map and Statistical Table.
 - c. A summary of 1) the number of units previously approved on all Tentative and all recorded Final Subdivision Maps, and 2) the number of units under construction or constructed at the time of the proposed PC Statistical Table revision.
 - d. Identification of the ownership of the Sub-Areas to be affected by the proposed PC Statistical Table revision.
 - e. Any additional background and/or supporting information which the Planning Director deems necessary.
- 10.4.7 Unless otherwise determined by the Planning Commission, Appendix A of this Planned Community Development Plan document shall serve as the location for any future revisions to the Planned Community Development Map and Statistical Table, as they may be approved by the Planning Director, Planning Commission, and/or City Council.

APPENDIX A

PLANNED COMMUNITY DEVELOPMENT

Planned Community Development Plan **MAP AND STATISTICAL TABLE**



ALSO APPROVED
 TENTATIVE TRACT MAP
 NO. 15317
 FINAL TRACT MAP
 NO. 15317
 MASS GRADING PLAN

PROJECT APPROVAL SUMMARY - CITY OF IRVINE
 Bonita Canyon Planned Community Program

APPENDIX A

PLANNED COMMUNITY DEVELOPMENT

Planned Community Development Plan **MAP AND STATISTICAL TABLE**

Planned Community Development Plan PROJECT STATISTICAL SUMMARY			
Sub-Area	Land Use	Maximum Units	Gross Acres
1	Residential	1,100	75.1
2	Residential	6	1.7
3	Residential	290	86.3
4	Residential	125	26.8
5	Commercial	55,000 sf	18.9
6	Open Space	--	115.7
7	Public/Semipublic	--	18.3
	Dwelling Units	1,521	342.8
	Square Feet	55,000	

Planned Community Development Plan

**APPENDIX B
CONCEPTUAL GRADING AND
LANDSCAPE PLANS**

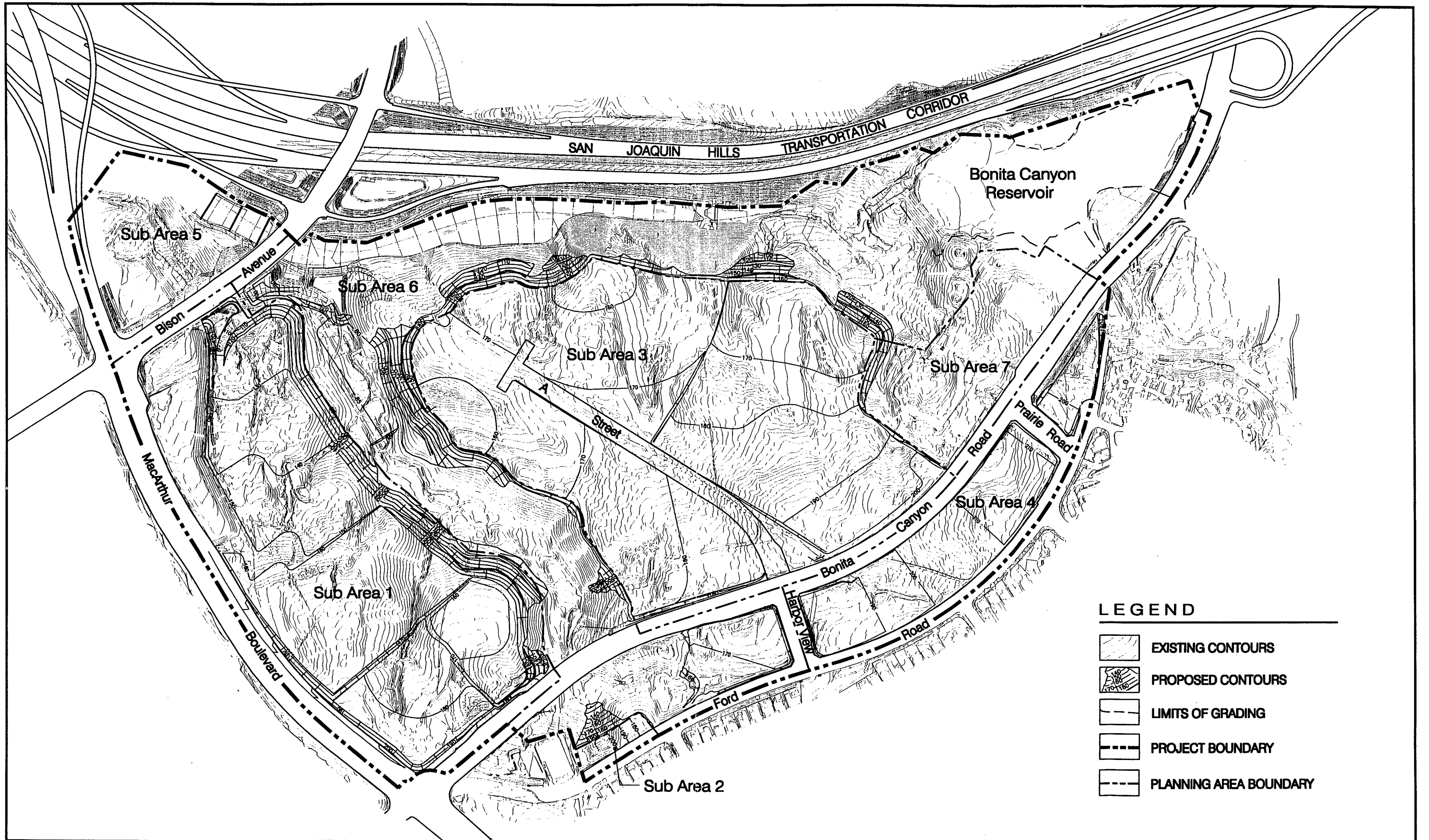
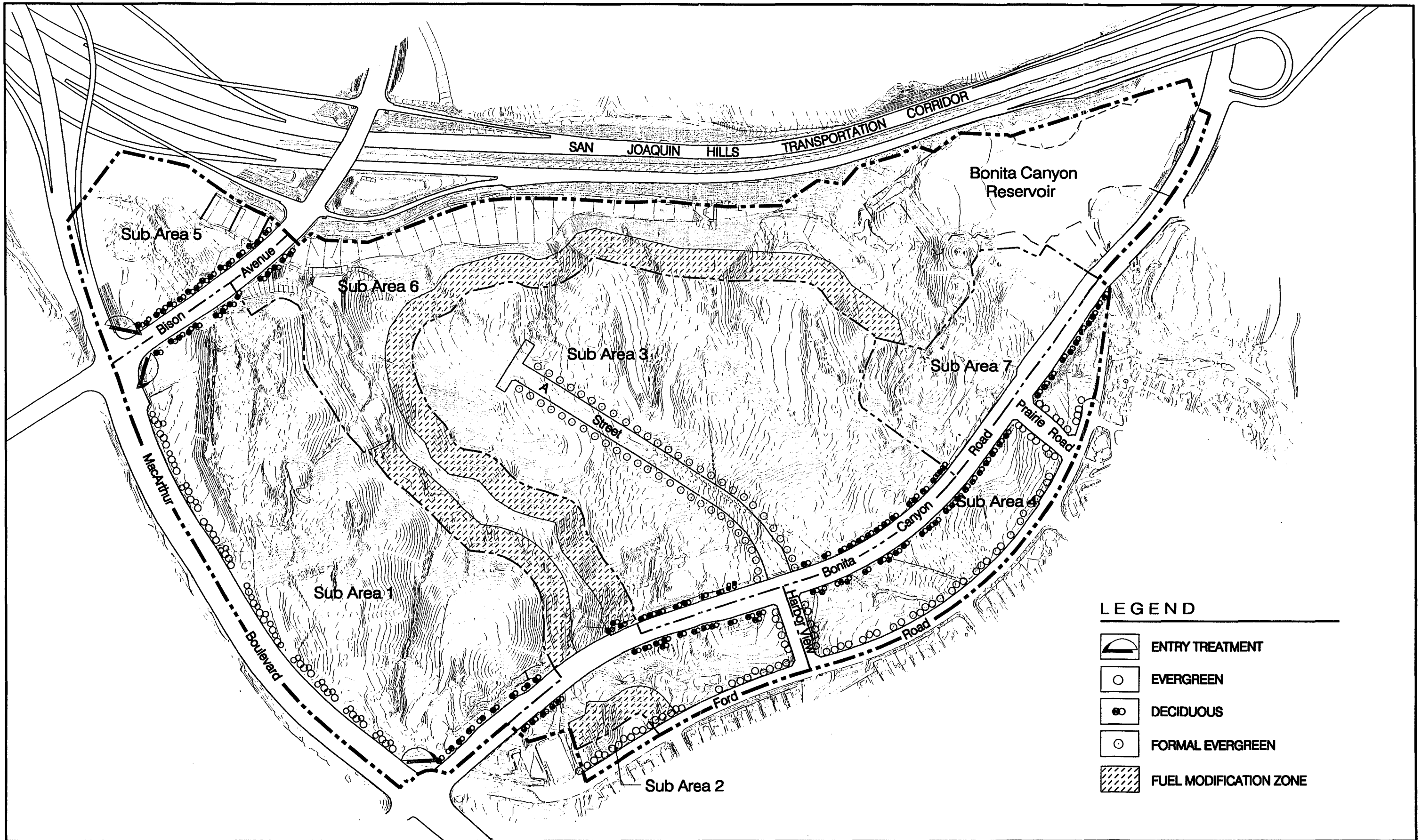







Exhibit 2
CONCEPTUAL MASS GRADING PLAN
 Bonita Canyon Planned Community Program



LEGEND

-  ENTRY TREATMENT
-  EVERGREEN
-  DECIDUOUS
-  FORMAL EVERGREEN
-  FUEL MODIFICATION ZONE